

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

59 SANDOVER DRIVE ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 LACHLAN CRESCENT ROXBURGH PARK VIC 3064	\$820,000	28-May-26
6 SPENCE AVENUE ROXBURGH PARK VIC 3064	\$820,000	20-Mar-26
68 KENNEDY PARADE ROXBURGH PARK VIC 3064	\$815,000	07-Feb-26

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 June 2026


**9 LACHLAN CRESCENT  
ROXBURGH PARK VIC 3064**
 4
  2
  2

Sold Price

<sup>RS</sup>
**\$820,000**

Sold Date

**28-May-26**

Distance

**0.5km**

**6 SPENCE AVENUE ROXBURGH  
PARK VIC 3064**
 5
  2
  2

Sold Price

**\$820,000**

Sold Date

**20-Mar-26**

Distance

**1.19km**

**68 KENNEDY PARADE ROXBURGH  
PARK VIC 3064**
 4
  2
  2

Sold Price

**\$815,000**

Sold Date

**07-Feb-26**

Distance

**0.91km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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